Claims

1.   A method of managing a real estate unit from a
remote location, such method comprising the steps of:

accessing a server from a remote location through
a website of the server;

downloading a set of options regarding the
managing of the rental unit from the website to the
remote location;

selecting at least one of the options;

uploading the selected option from the remote
location to the server; and

executing the uploaded selected option by the
server.

2.   The method of managing the real estate rental unit
as in claim 1 wherein the step of accessing the website
further comprises transferring an identifier of a user
to the server.

3.   The method of managing the real estate rental unit
as in claim 2 wherein the step of transmitting the
identifier further comprises comparing the identifier
with an identifier of an authorized user and granting
access to a set of files when a match is found.

4.   The method of managing the real estate rental unit
as in claim 3 further comprising uploading rental
receipt data from a designated financial institution to
the server.

5.   The method of managing the real estate rental unit
as in claim 4 wherein the step of uploading the rental

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receipt data further comprises storing the rental
receipt data in the set of files.

6.   The method of managing the real estate rental unit
as in claim 1 wherein the step of downloading a set of
options further comprises providing a real estate unit
inquiry selection as an option of the set of options.

7.   The method of managing the real estate rental unit
as in claim 1 wherein the step of downloading a set of
options further comprises providing a billing and cash
entries selection for a real estate unit as an option
of the set of options.

8.   The method of managing the real estate rental unit
as in claim 1 wherein the step of downloading a set of
options further comprises providing a reports selection
as an option of the set of options.

9.   The method of managing the real estate rental unit
as in claim 1 wherein the step of downloading a set of
options further comprises providing a utilities
selection as an option of the set of options.

10.   The method of managing the real estate rental unit
as in claim 1 wherein the step of downloading a set of
options further comprises providing a system selection
as an option of the set of options.

11.   Apparatus for managing a real estate unit from a
remote location, such apparatus comprising:

means for accessing a server from a remote location through a website of the server;

means for downloading a set of options regarding the managing of the rental unit from the website to the

5   remote location;

means for selecting at least one of the options;

means for uploading the selected option from the remote location to the server; and

means for executing the uploaded selected option

10 by the server.

12.   The apparatus for managing the real estate rental unit as in claim 11 wherein the means for accessing the website further comprises means for transferring an

15 identifier of a user to the server.

13.   The apparatus for managing the real estate rental unit as in claim 12 wherein the means for transmitting the identifier further comprises means for comparing

20 the identifier with an identifier of an authorized user and granting access to a set of files when a match is found.

14.   The apparatus for managing the real estate rental

25 unit as in claim 13 further comprising means for uploading rental receipt data from a designated financial institution to the server.

15.   The apparatus for managing the real estate rental

30 unit as in claim 14 wherein the means for uploading the rental receipt data further comprises means for storing the rental receipt data in the set of files.

16. The apparatus for managing the real estate rental unit as in claim 11 wherein the means for downloading a set of options further comprises means for providing a real estate unit inquiry selection as an option of the

5   set of options.

17. The apparatus for managing the real estate rental unit as in claim 11 wherein the means for downloading a set of options further comprises means for providing a

10 billing and cash entries selection for a real estate unit as an option of the set of options.

18. The apparatus for managing the real estate rental unit as in claim 11 wherein the means for downloading a

15 set of options further comprises means for providing a reports selection as an option of the set of options.

19. The apparatus for managing the real estate rental unit as in claim 11 wherein the means for downloading a

20 set of options further comprises means for providing a utilities selection as an option of the set of options.

20. The apparatus for managing the real estate rental unit as in claim 1 wherein the means for downloading a

25 set of options further comprises means for providing a system selection as an option of the set of options.

21. Apparatus for managing a real estate unit from a remote location, such apparatus comprising:

30   a remote processor adapted to access a server from a remote location through a website of the server;

a website adapted to download a set of options
regarding the managing of the rental unit from the
website to the remote location;

a cursor adapted to select at least one of the
options;

an applet within the remote processor adapted to
upload the selected option from the remote location to
the server; and

an applications program adapted to execute the
uploaded selected option by the server.

22.   The apparatus for managing the real estate rental
unit as in claim 21 wherein the application program
further comprises a comparator adapted to compare an
identifier of an authorized user and granting access to
a set of files when a match is found.

23.   The apparatus for managing the real estate rental
unit as in claim 21 further comprising a modem adapted
to uploading rental receipt data from a designated
financial institution to the server.

24.   The apparatus for managing the real estate rental
unit as in claim 23 further comprising a memory storing
the rental receipt data in the set of files.